

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

J U N E 5, 2 0 0 3

JOINT STUDY SESSION: A joint study session of the Long Beach Planning Commission and the Redevelopment Agency Board on design guidelines and self-storage facilities was held at 11:30am in the 13th floor conference room.

The regular meeting of the City Planning Commission convened Thursday, June 5, 2003, at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Thomas Fields, Charles Greenberg, Gregg Whelan, Charles Winn

EXCUSED: COMMISSIONERS: Lynn Moyer, Randal Hernandez

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director
Greg Carpenter, Zoning Officer
Jerry Olivera, Advance Planning
Harold Simkins, Senior Planner

OTHERS PRESENT: Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E
Commissioner Whelan led the pledge of allegiance.

M I N U T E S

Commissioner Winn moved to approve the minutes of May 1, 2003 as presented. Commissioner Fields seconded the motion, which passed 5-0. Commissioners Moyer and Hernandez were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Regarding Item 1C, Commissioner Fields commended staff on using the conveyance of property to add parkland to the City.

The Consent Calendar was approved as presented on a motion by Commissioner Whelan, seconded by Commissioner Winn and passed 5-0. Commissioners Moyer and Hernandez were absent.

1A. Case No. 0207-16, Conditional Use Permit, Standards Variance, ND 44-02

Applicant: Jerry Norman and Dora Jones, as
authorized agents
Subject Site: 1720 and 1724 Lewis Avenue
Description: Request to redesign and expand an existing church parking lot with reduced aisle width for seven spaces (16' instead of the required 24') and reduced front yard setback where two parking spaces encroach into the setback, as well as relief from the requirement for 5' of landscaping on the east side of the parking lot at the alley.

Certified Negative Declaration 44-02 and approved the Conditional Use Permit and Standards Variances, subject to conditions.

1B. Case No. 0303-29, Tentative Subdivision Map, CE 03-95

Applicant: Amit Weinburg and Ed Morrad
Subject Site: 1861 Gardenia Avenue
Description: A request for the approval of a Tentative Parcel Map (No. 27104) to convert a there-unit residential structure into condominiums.

Approved Tentative Parcel Map No. 27104, subject to conditions.

1C. GPC 6-5-03.A

Applicant: Meredith Luther, Development Project
Manager, City of Long Beach
Subject Site: 1401 Chestnut Avenue
Description: Conveyance of property at 1401 Chestnut Avenue to the City of Long Beach for the extension of 14th Street Park.

Found the proposed conveyance of property in conformance with the General Plan.

R E G U L A R A G E N D A

2. Case No. 0301-10, Site Plan Review, Standards Variance, Finding of General Plan Conformity, ND 12-03

Applicant: Ken Robertson

Subject Site: 2201 Lakewood Boulevard
Description: A Site Plan Review, Standards Variance for street setbacks, and a Finding of General Plan Conformity for a partial street vacation to construct a new 6,230 sq.ft. commercial building.

Harold Simkins presented the staff report recommending approval of the request, since the proposed building would redevelop a blighted vacant lot; is an appropriate use for the location, and is compatible with adjacent commercial developments.

Ken Robertson, 27956 Rural Lane, Laguna Niguel, 92660, applicant, presented elevations of the proposed project, noting that it will create more parking overall for the area, and that Quizno's has already signed up as a tenant.

In response to a query from Chairman Sramek regarding ingress and egress, Mr. Robertson explained that curb cuts on both Lakewood and Stearns have been eliminated to address concerns about congestion at the intersection.

Dave Zahn, 2209 Lakewood Blvd., adjacent area merchant, said he thought the project was a creative use of space, and that his only concern was parking capacity given the high-traffic uses in the adjacent center, so he suggested using timed parking.

Mr. Simkins noted that the net gain of the project is ten parking spaces plus 18 in front of the new retail building. In response to a request from Chairman Sramek, Mr. Simkins agreed to look into the idea of timed parking spaces.

Mr. Robertson expressed support for the idea of timed parking, which he agreed would create good turnover for the tenants.

Commissioner Whelan also expressed support for the project and moved to certify Negative Declaration 12-03; to find the street vacation consistent with the Land Use Element of the General Plan; and to approve the Site Plan Review and Standards Variance, subject to conditions.

Commissioner Fields lauded the developer for working with the staff and neighbors to upgrade the area, and he seconded the motion.

Commissioner Greenberg asked that a direction be included to staff to look into timed parking, and Mr. Simkins pointed out that speaker Zahn could request that the Traffic Engineer look

into the situation to add a loading zone and time limits, so that there would be no need to add it to the motion on the floor.

The original question was called, and the motion passed 5-0. Commissioners Moyer and Hernandez were absent.

M A T T E R S F R O M T H E A U D I E N C E

Don Darnauer, 801 Pine Avenue, noted that many of the conditions imposed on the developer of City Place, such as the required disguise of backflow and water pipes, were not being done, and some of these were actually in the public right-of-way.

Mr. Zeller stated that they would make sure such requirements were complied with before the final COO was issued.

Commissioner Greenberg suggested that staff contact DDR and apprise them of the situation, and to confirm their plan of action.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

PacifiCenter: Mr. Zeller noted that the Council had approved an agreement with Boeing that will fund consultants to interface on the project. In response to a query from Commissioner Whelan regarding the residential component, Mr. Zeller explained that both multi-family and single-family residential structures were planned, but that due to zoning restrictions, the developer would need to seek an agreement with the City to lock in an entitlement process. He added that the developer has claimed that housing would be an integral part of the project in order to draw the industries, but that in a tough policy issue, the City will face concerns that the residential component would increase infrastructure demands without filling its coffers.

Johanna Gulick, Housing Service Officer, presented detailed information about the Atlantic Avenue Affordable Housing Development. She noted that design aspects of the long-range project will include courtyard housing with green space, pedestrian elements, mixed uses with a civic component, compatibility with the Blue Line and nearby retail, and a diverse design to complement the nearby Renaissance Walk.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

On behalf of the Department of Planning and Building, Mr. Zeller lauded Commissioner Whelan on the occasion of his last meeting as a Planning Commissioner, to have been one of the most consummate professionals he had ever worked with.

Chairman Sramek and his associates all expressed profuse thanks to Commissioner Whelan for all his years of dedicated service to the community.

A D J O U R N

The meeting adjourned at 2:55pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk